



**TOWN OF WEARE**  
PLANNING BOARD  
ZONING BOARD OF ADJUSTMENT  
15 Flanders Memorial Road  
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Naomi L. Bolton  
Land Use Coordinator

**Office Hours:**  
Monday  
thru  
Friday  
8 AM – 4:30 PM

**PLANNING BOARD  
MINUTES  
NOVEMBER 13, 2008  
(Approved as written 11/20/08)**

**PRESENT:** Paul Morin, Chairman; Craig Francisco, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Frank Bolton; Neal Kurk, Alternate; Dani-Jean Stuart, Alternate; Naomi Bolton, Land Use Coordinator

**GUESTS:** NONE

**I. CALL TO ORDER:**

Chairman Paul Morin called the meeting to order at 7:00 PM at the Weare Town Office Building.

**II. WORK SESSION:**

DISCUSS 2009 PROPOSED ZONING AMENDMENTS: Before discussion on the proposed amendments Neal Kurk asked about the time frame for the hearings. The board decided upon the following dates:  
December 18<sup>th</sup> – 1<sup>st</sup> public hearing  
January 8<sup>th</sup> – final public hearing

The board proceeded to go through a list of proposed changes that Mr. Kurk had put together. The board moved to a few items that Chairman Morin proposed. There were some changes requested to be made to each. There will be some further discussion on these at next weeks meeting, in hopes of finalizing them to be posted for a public hearing for December 18<sup>th</sup>.

Frank Bolton stated that he would also like to discuss term limits of Planning Board members at some point. Neal Kurk felt that the Planning Boards are created by State statute. He felt it was something that the Selectman could look into.

SNHPC- Neal Kurk suggested having Southern NH Planning Commission look into doing a fair share analysis for Weare at no cost. Ben Frost suggested that we need to look at that before finalizing any work force housing amendment. Naomi will contact them tomorrow.

SMALL WIND ENERGY ORDINANCE: George Malette stated that he suggested that he thinks the model from OEP does a good job and would be

sufficient instead of what has been drafted by Mr. Kurk. Chairman Morin asked Mr. Malette if he could take the time to compare Mr. Kurk's proposal to the model one and point out the pros and cons for the next meeting. Mr. Kurk stated that the basic changes he has made are Weare specific. He felt the model ordinance was very general.

**III. OTHER BUSINESS:**

OCTOBER 23, 2008 MINUTES: George Malette moved to approve the October 23, 2008 minutes as amended; Frank Bolton seconded the motion, all in favor

UPDATE MASTER PLAN: George Malette would like to know what would be the procedure to add addendums to the master plan? The reason for the question is that in the master plans, there are things that were going to happen like the creation of a Heritage Commission; an Agricultural Commission and some zoning amendments. Both those commissions have happened as well as some zoning amendments and he would like to know how we can physically add that to the master plan. Naomi will call Jack Munn at SNHPC for an answer.

HCPP GRANT PROPOSAL: George Malette went through the grading of our application. He felt that we should have looked through this earlier because there is an appeal period, in which we could have possibly gotten more information and submitted it and possibly got approval. We were really only off by a few points and by reviewing and appealing he felt we could have been successful.

GMO: Frank Bolton stated that at the next meeting he will be bringing information forward about the Growth Management Ordinance for something for the upcoming warrant.

**IV. ADJOURNMENT:**

As there was no further business to come before the board, Frank moved to adjourn at 10:30 PM; Tom seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton  
Land Use Coordinator